

Key: 1078

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.027

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KINSELLA KAREN M PO BOX 284 GREENBUSH, MA 02040				48-2-49-0				150 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KINSELLA KAREN M				08/10/2004	O	610,000	28840-257				
TRAMONTIZZI STEPHEN & THE				08/09/2002	QS	514,000	22602-210				
MORRISSEY ROBERT J TRUSTE				12/14/2001	QS	250,000	21132-80				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09-139	04/23/2009	3	ALTERATIONS	25,000	08/06/2009	SJ	100	100
02-029	01/22/2002	3	ALTERATIONS		03/29/2004	PJB	100	100
		3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R02	0.90	363,640
300	A	0.152	SC 1.00	100	1.00	17,820	1.00	100	1.00	R02	0.90	2,710

DETACHED

TOTAL	1.070 Acres		ZONING	FRNT	244		ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE		N O T E			LAND	366,400	351,700	
Inf1	FACTOR 100			BUILDING	454,500	410,300			
Inf2	PHY 100			DETACHED	12,700	11,500			
				OTHER	0	0			
				TOTAL	833,600	773,500			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		500	1.10	600
S/V	A	1.00	SV 1.00 GUNITE/STEEL	1982	11,000	1.10	12,100

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/6/2009	SJ
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/11/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

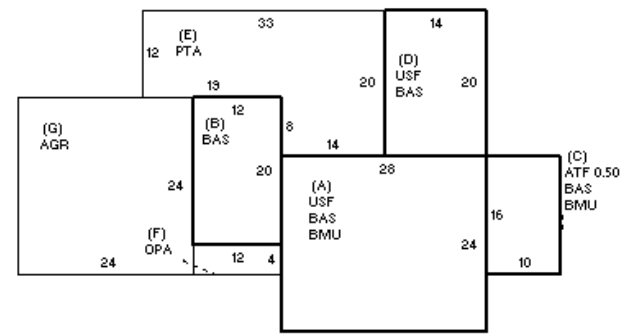
YEAR BLT	1946	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	658,657
NET AREA	2,384	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	832		54.88	45,658		
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	952	1946	219.56	209,022		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,352	1946	241.44	326,423		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	ATF	L	ATTIC FINISH	80	1946	155.99	12,480		
				FLOOR COVER	99	N/A	1.00	E	PTA	N	PATIO	508		16.39	8,326		
				INT FINISH	99	N/A	1.00	F	OPA	N	OPEN PORCH	48		56.65	2,719		
				HEATING/COOLING	2	HOT WATER	1.02	G	AGR	N	ATT GARAGE	576		46.91	27,019		
				FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	2		9,062.35	18,125		

BUILDING

CAPACITY			UNITS	ADJ	TOTAL RCN		658,657
STORIES	2	1.00					
ROOMS	8	1.00					
BEDROOMS	4	1.00					
BATHROOMS	3	1.00					
# 1/2 BATHS	0	1.00					
TOT FIXTURES	9	\$8,886					
# UNITS	1	1.00					

BUILDING

BLDG COMMENTS	
FY12 FR-VG TO +	



BLDG COMMENTS		
FY12 FR-VG TO +		

CONDITION ELEM		CD
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		

EFF.YR/AGE	1972 / 50	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD	\$454,500	